

APPROVED MINUTES

Town of Tyringham
Planning Board Meeting
September 24, 2012, 7:00pm
Town Hall

In attendance: Jerry Miller, Barbara Palmer, Ed Nardi, Rich Biasin, Robin Almgren
A quorum was present.

Public in attendance: Peter Salinetti

Meeting called to order by Chair Jerry Miller.

Minutes of the September 10, 2012 meeting were approved, all in favor, without changes.

No action required on permits/ANRs.

Peter Salinetti informed the board of his intention to construct a single family dwelling on McCarty Road. For the Planning Board to sign off on the building permit, he was advised to bring site plan documents verifying the setbacks. He said he will bring those to the next meeting.

Jay McBrien telephoned Jerry and also sent a letter inquiring if a piece of land he owns is a building lot. It was agreed that the board could not tell by the diagram provided. Jerry will recommend to Jay that he give the setback requirements to a surveyor to provide a report that will show if it qualifies as a building lot.

A letter from Town Selectmen was reviewed that issued a directive: All Town business will be posted on the Town website. Jerry and Robin will clean up and update the website's planning board minutes.

The next meeting is set for October 15, 2012 and the next after that will be October 29, 2012.

Jerry informed the board that he had talked with Town Attorney Jeremiah Pollard regarding what constitutes an abutter and the consumer establishment clause. Attorney Pollard advised the board to wait until an application has been submitted and then see if it fits with the bylaw.

The board discussed the necessity of a quorum and the possible conflict of interest if an application from the Knowles' property comes to the planning board. As guidelines, Barbara had, via email, provided the members with a copy of the state ethics commission advisory. It was established that Barbara Palmer's land is less than 300' and Christina's family is an abutter. The board discussed the conflict of interest guidelines, the establishment of a quorum and the possible ruling of necessity from the town attorney.

The board reviewed the Planning Board Administrative Rules and Regulations for edits and changes. Jerry will make a new draft with corrections and send to board members for review at the next meeting.

At 8:45pm Jerry called for adjournment, Ed moved to adjourn, Barbara seconded the motion and all voted in agreement.

Respectfully submitted by Robin Almgren